

18CUP1102 1408 Christy Avenue



Louisville Board of Zoning Adjustment Public Hearing

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November 5, 2018

Request

- Conditional Use Permit to allow short term rental of dwelling units not the primary residence of the host (LDC 4.2.63)

Case Summary/Background

- As the dwelling unit is not the primary residence of the host, a CUP is required
- Located on the south side of Christy Avenue between Edward Street and Rubel Avenue
- Adjoined by single-family residential uses
- The dwelling unit has two bedrooms; up to eight guests are permitted
- LDC standards credit the 20 ft property frontage with one on-street parking space; LDC regulations require one parking space for the residence
- Neighborhood meeting held September 13, 2018

Zoning / Form District

Subject Site

Existing: U-N Urban
Neighborhood/Traditional
Neighborhood

Proposed: U-N Urban
Neighborhood/Traditional
Neighborhood w/short-term rental
CUP

All Surrounding Sites

U-N Urban Neighborhood/Traditional
Neighborhood



Land Use

Subject Property

Existing: Single-Family Residence

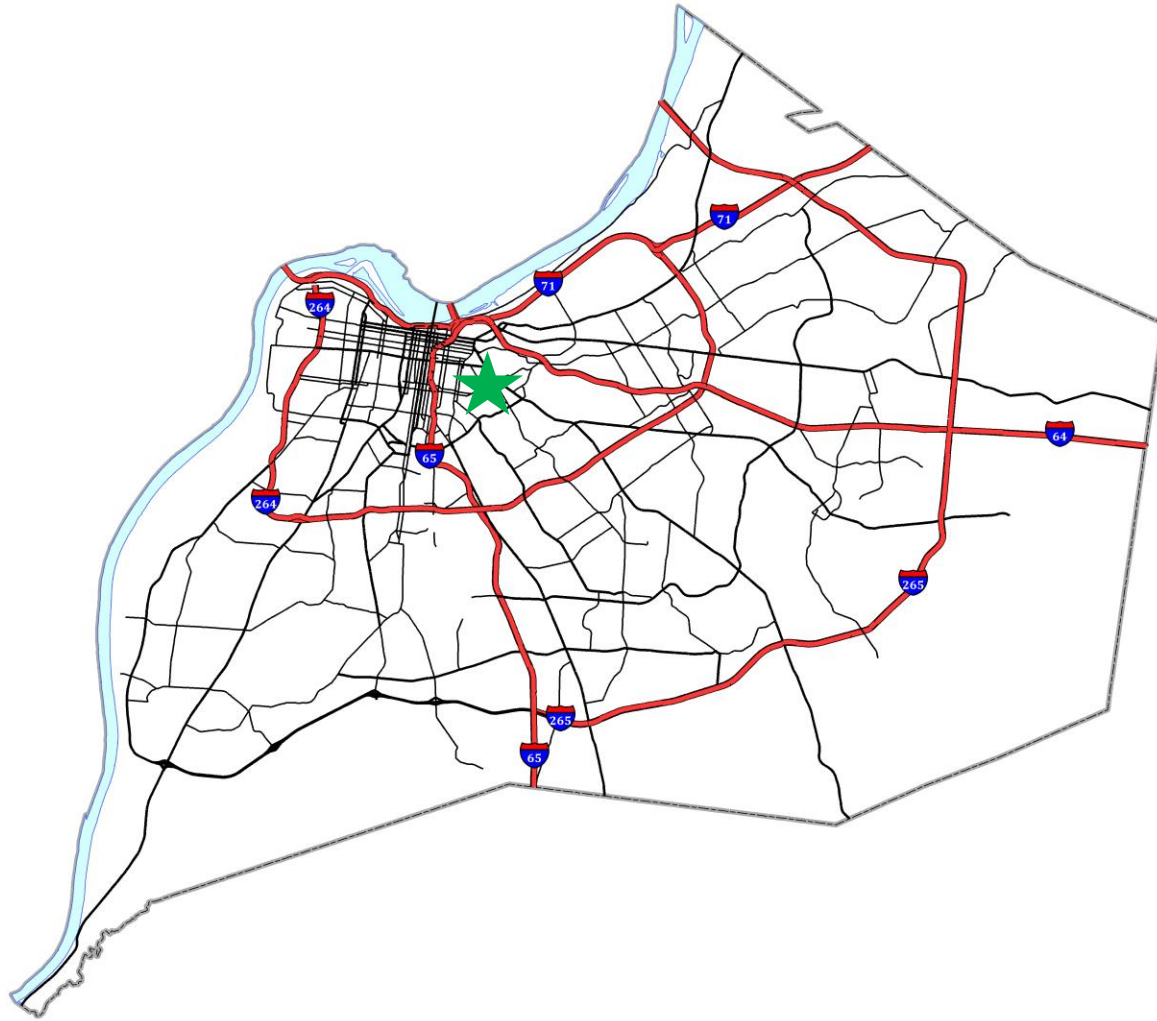
Proposed: Single-Family Residence
w/ CUP for short-term rental

Surrounding Properties

Single-Family Residential



Site Location



Site Photo



Site Photo



Site Photo



Site Photo



Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established by the LDC for the requested Conditional Use Permit

Required Action

Approve or Deny

- Conditional Use Permit to allow short term rental of dwelling units not the primary residence of the host (LDC 4.2.63)
- Conditions of Approval
 1. Prior to commencement of any short term rental on the subject property, the host shall register the short term rental with Develop Louisville and with the Louisville Metro Revenue Commission. If the short term rental is not registered with Develop Louisville and with the Revenue Commission within 60 days of the approval of the minutes of this case, then the Conditional Use Permit shall be deemed null and void.
 2. The short term rental and host shall meet all additional provisions set forth in the Louisville Metro Code of Ordinances.